

**STAFFORD COUNTY PLANNING COMMISSION
AGENDA**

**ADMINISTRATION CENTER
BOARD OF SUPERVISORS CHAMBERS
1300 COURTHOUSE ROAD**

**AUGUST 18, 2010
6:30 P.M.**

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL OF MEMBERS AND DETERMINATION OF QUORUM

DECLARATIONS OF DISQUALIFICATION

UNFINISHED BUSINESS

1. [Redevelopment Area Plans - Boswell's Corner, Courthouse Road, Southern Gateway and Falmouth Village](#) (Falmouth Village in Committee - Peter Fields and Scott Hirons) **(Deferred at June 16, 2010 Meeting to August 18, 2010)**
2. [Discussion of Medical and Dental Clinics Definitions](#) **(Time Limit: September 15, 2010)**
(Deferred to August 18, 2010)
3. [Amendments to the Comprehensive Plan](#) **(Time Limit: September 7, 2010)** **(In Comp Plan Committee)** **(Deferred to August 18, 2010)**
4. [CUP2900195; Conditional Use Permit - Stafford Lakes Service Center](#) - A request for a Conditional Use Permit to allow vehicle fuel sales in the B-2, Urban Commercial Zoning District as well as within the Highway Corridor (HC) Overlay District on Assessor's Parcel 44-75 consisting of 0.96 acres, located on the north side of Warrenton Road and the east side of Berea Church Road within the Falmouth Election District. **(Time Limit: September 14, 2010)** **(History - Deferred at June 16, 2010 Meeting to July 7, 2010, for meeting with Mr. Hirons, staff and the applicant)** **(Deferred at July 7, 2010 Meeting to August 18, 2010)** **(Deferred at July 21, 2010 Meeting to September 1, 2010)**
5. Rappahannock River Overlay District and Potomac River Overlay District (Referred back by Board of Supervisors) **(Time Limit: October 6, 2010)** **(Deferred at June 16, 2010 Meeting to August 18, 2010)** **(Deferred at July 21, 2010 Meeting to September 1, 2010)**
6. Reservoir Protection Overlay District **(Deferred to August 18, 2010)** **(Deferred at July 21, 2010 Meeting to September 1, 2010)**
7. [COM1000010; Comprehensive Plan Compliance Review - Miracle Valley Lane Sanitary Sewer Extension](#) - A request for review to determine compliance with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (1950) as amended, for the extension of gravity sanitary sewer outside of the Urban Services Area a length of 505 linear

feet to serve two residences, located on the north side of Deacon Road and east side of Grafton Village Elementary School on Assessor's Parcels 54-132, 54-133A and 54-133B within the Falmouth Election District. **(Time Limit: July 4, 2010) (History - Deferred at May 19, 2010 Meeting to June 2, 2010 Meeting) (Deferred at June 2, 2010 Meeting to October 6, 2010 Meeting)**

NEW BUSINESS

None

7:30 P.M.

PUBLIC PRESENTATIONS

PUBLIC HEARINGS

8. [COM1000041; Comprehensive Plan Compliance Review - Telecom Tower - AT&T @ Mountain Avenue](#) - A request for review to determine compliance with the Comprehensive Plan in accordance with Section 15.2-2232 of the Code of Virginia (1950) as amended, for a second telecommunication facility, located on the west side of Mountain Avenue approximately 700 feet north of White Oak Road on Assessor's Parcel 54-45A within the George Washington Election District. **(Time Limit: October 17, 2010)**
9. [CUP1000042; Conditional Use Permit - Telecom Tower - AT&T @ Mountain Avenue](#) - A request to amend an existing Conditional Use Permit, specifically condition #1 of Resolution R08-480, to allow a second 175-foot tall monopole telecommunication facility in an A-1, Agricultural Zoning District on Assessor's Parcel 54-45A. The property, consisting of 3.62 acres, is located on the west side of Mountain Avenue approximately 700 feet north of White Oak Road, within the George Washington Election District. **(Time Limit: October 6, 2010 - Board of Supervisors Deadline)**
10. [COM1000090; Comprehensive Plan Land Use Amendment - Fairfield Inn and Suites](#) - A proposal to amend the Land Use Plan component of the Comprehensive Plan in accordance with Section 15.2-2229 of the Code of Virginia (1950), as amended. The proposed amendment would redesignate Assessor's Parcels 30-2C, 30-2D, and 30-5 from Urban Residential use to Urban Commercial use. The subject area consists of 5.34 acres and is located on the east side of Jefferson Davis Highway and the west side of Derrick Lane, approximately 2,000 feet south of Garrisonville Road, within the Aquia Election District. **(Time Limit: October 17, 2010)**
11. [RC1000091; Reclassification - Fairfield Inn and Suites](#) - A proposed reclassification from R-1, Suburban Residential Zoning District to B-2, Urban Commercial Zoning District to allow the construction of a hotel on Assessor's Parcels 30-2C and 30-2D. The subject area consists of 1.48 acres and is located on the east side of Jefferson Davis Highway and the west side of Derrick Lane approximately 2,000 feet south of Garrisonville Road, within the Aquia Election District. **(Time Limit: November 16, 2010)**

12. [CUP1000092; Conditional Use Permit - Fairfield Inn and Suites](#) - A request for a Conditional Use Permit to allow a hotel within the Highway Corridor (HC) Overlay District on Assessor's Parcels 30-2C, 30-2D and 30-5. The subject area consists of 5.34 acres and is located on the east side of Jefferson Davis Highway and the west side of Derrick Lane approximately 2,000 feet south of Garrisonville Road, within the Aquia Election District. **(Time Limit: November 16, 2010)**
13. [Amendment to Subdivision and Zoning Ordinances](#) - Amendment to Section 22-4, Definitions, and Section 28-25, Definitions of Specific Terms, of the Subdivision and Zoning Ordinances pursuant to proposed Ordinance O10-38. The proposed ordinance adds family member's spouse to the definition of immediate family member in the Subdivision and Zoning Ordinances and adds stepchild and sibling to the definition of immediate family member in the Zoning Ordinance. The amendments make the definitions consistent with each other and state law. **(Time Limit: August 31, 2010)**
14. [Amendment to Subdivision Ordinance](#) - Amendment to Section 22-131, Security Requirements, of the Subdivision Ordinance pursuant to proposed Ordinance O10-39. Under the proposed ordinance, requests for release of securities for public improvements are submitted to, and granted or denied by, the public works department and partial releases shall be made in accordance with the security policy. **(Time Limit: August 31, 2010)**

PLANNING DIRECTOR'S REPORT

COUNTY ATTORNEY'S REPORT

COMMITTEE REPORTS

CHAIRMAN'S REPORT

OTHER BUSINESS

APPROVAL OF MINUTES

June 16, 2010

July 7, 2010

July 21, 2010

ADJOURNMENT